



# Town Council Agenda Report

**SUBJECT:** Ordinance

**CONTACT PERSON/NUMBER**

Name: Mark Kutney, AICP  
Phone: (954) 797-1101

**TITLE OF AGENDA ITEM:**

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM BP, BUSINESS PARK DISTRICT, TO BP, BUSINESS PARK DISTRICT, OF THE TOWN OF DAVIE CODE; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ZB 10-2-00 Willow Acquisitions, LLC, petitioner/ owners - General Address: 4300 & 4400 Weston Road/Generally located in the northeast corner of Griffin Road and Weston Road.

**REPORT IN BRIEF:**

The attached ordinance rezones the subject site from BP, Business Park District to BP, Business Park District, to amend the approved conceptual master plans associated with the original rezoning of this property.

**PREVIOUS ACTIONS:**

- The Town Council approved this item on its merits at its December 5, 2000 meeting (motion carried 5-0).

**CONCURRENCES:**

- The Planning and Zoning Board recommended approval (motion carried 4-0, Mr. Davenport absent, November 22, 2000).

**FISCAL IMPACT:** Not Applicable.

**RECOMMENDATION(S):** Motion to approve the ordinance.

**Attachment(s):** Ordinance, Land Use Map, Subject Site Map, and Aerial.

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM BP, BUSINESS PARK DISTRICT, TO BP, BUSINESS PARK DISTRICT, OF THE TOWN OF DAVIE CODE; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed from BP, Business Park District to BP, Business Park District, amending the approved conceptual master plan,

WHEREAS, said notice was given and publication made as required by law, and a public hearing thereunder was held on the date of the adoption of this ordinance. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from BP, Business Park District to BP, Business Park District, amending the approved conceptual master plan:

a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof.

b. Development of the property which is the subject of this Ordinance shall proceed only in conformity with the terms and conditions of the officially approved conceptual master land use plan of the development which is attached hereto and made a part hereof as Exhibit "B".

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as BP, Business Park District.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage  
Item No.

and adoption.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

ATTEST:

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

\_\_\_\_\_  
TOWN CLERK

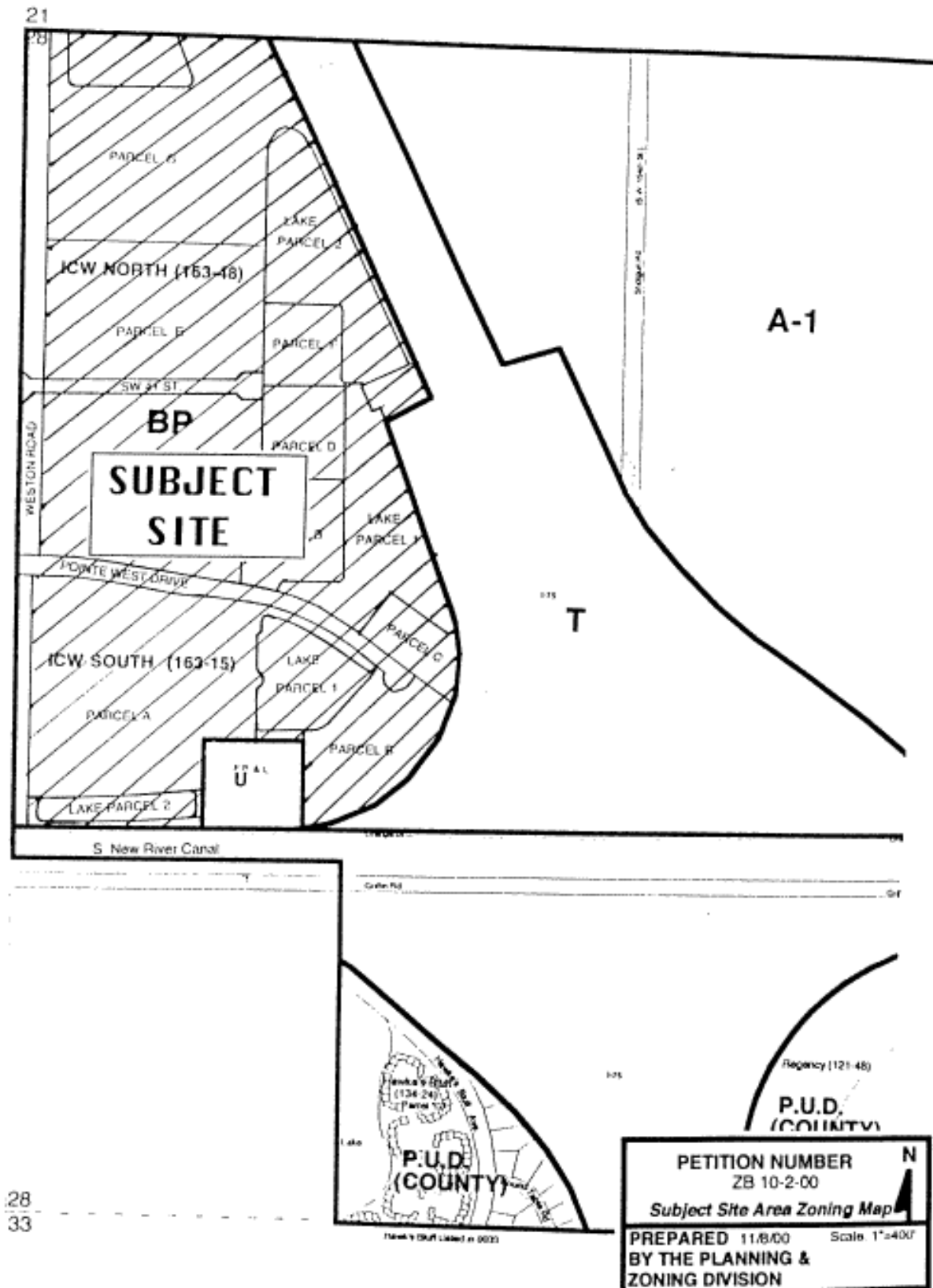
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

LEGAL DESCRIPTION FOR REZONING  
FROM BP TO BP TO AMEND MASTER PLANS

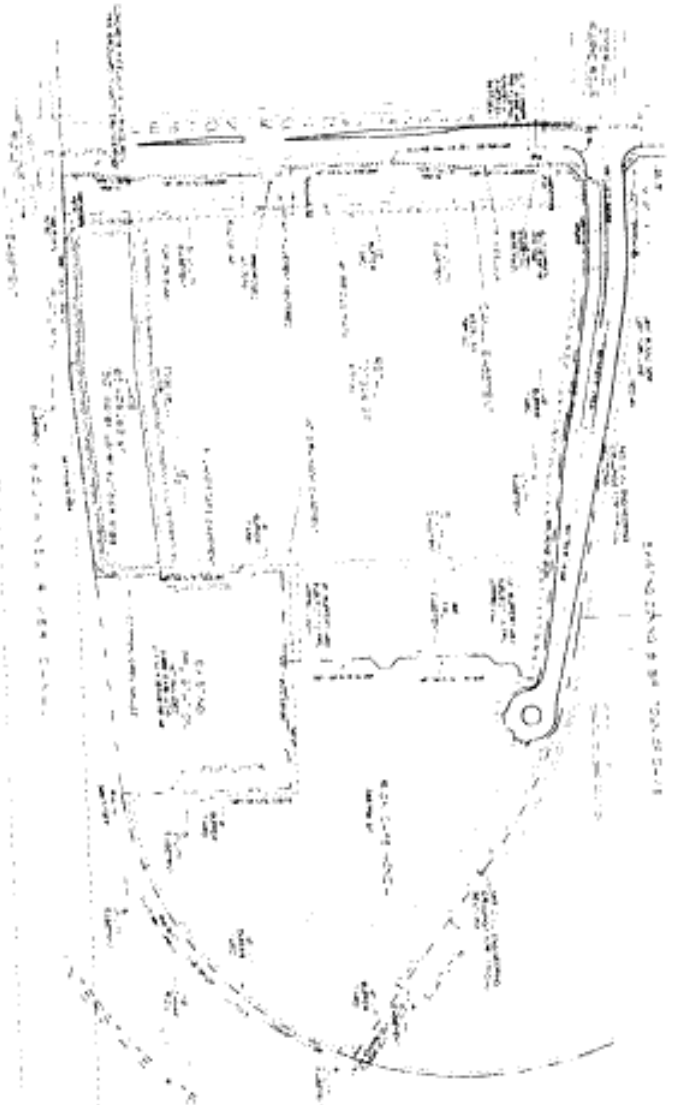
ICW South plat according to the plat thereto as  
recorded in Plat Book 163, Page 45 of the Public  
Records of Broward County, Florida a/k/a Davie  
Business Center

together with

ICW North plat according to the plat thereof as  
recorded in Plat Book 163, Page 48 of the Public  
Records of Broward County, Florida a/k/a Pointe  
West Center







MASTER PLAN REVISION

SCALE: 1" = 60'

ORIGINAL SITE AREAS

| NO. | DESCRIPTION     | AREA (SQ. FT.) | PERCENT OF TOTAL | PERCENT OF TOTAL | PERCENT OF TOTAL | PERCENT OF TOTAL |
|-----|-----------------|----------------|------------------|------------------|------------------|------------------|
| 1   | EXISTING LOT 1  | 10,000         | 10.0             | 10.0             | 10.0             | 10.0             |
| 2   | EXISTING LOT 2  | 20,000         | 20.0             | 20.0             | 20.0             | 20.0             |
| 3   | EXISTING LOT 3  | 30,000         | 30.0             | 30.0             | 30.0             | 30.0             |
| 4   | EXISTING LOT 4  | 40,000         | 40.0             | 40.0             | 40.0             | 40.0             |
| 5   | EXISTING LOT 5  | 50,000         | 50.0             | 50.0             | 50.0             | 50.0             |
| 6   | EXISTING LOT 6  | 60,000         | 60.0             | 60.0             | 60.0             | 60.0             |
| 7   | EXISTING LOT 7  | 70,000         | 70.0             | 70.0             | 70.0             | 70.0             |
| 8   | EXISTING LOT 8  | 80,000         | 80.0             | 80.0             | 80.0             | 80.0             |
| 9   | EXISTING LOT 9  | 90,000         | 90.0             | 90.0             | 90.0             | 90.0             |
| 10  | EXISTING LOT 10 | 100,000        | 100.0            | 100.0            | 100.0            | 100.0            |

REVISED SITE AREAS

| NO. | DESCRIPTION     | AREA (SQ. FT.) | PERCENT OF TOTAL | PERCENT OF TOTAL | PERCENT OF TOTAL | PERCENT OF TOTAL |
|-----|-----------------|----------------|------------------|------------------|------------------|------------------|
| 1   | EXISTING LOT 1  | 10,000         | 10.0             | 10.0             | 10.0             | 10.0             |
| 2   | EXISTING LOT 2  | 20,000         | 20.0             | 20.0             | 20.0             | 20.0             |
| 3   | EXISTING LOT 3  | 30,000         | 30.0             | 30.0             | 30.0             | 30.0             |
| 4   | EXISTING LOT 4  | 40,000         | 40.0             | 40.0             | 40.0             | 40.0             |
| 5   | EXISTING LOT 5  | 50,000         | 50.0             | 50.0             | 50.0             | 50.0             |
| 6   | EXISTING LOT 6  | 60,000         | 60.0             | 60.0             | 60.0             | 60.0             |
| 7   | EXISTING LOT 7  | 70,000         | 70.0             | 70.0             | 70.0             | 70.0             |
| 8   | EXISTING LOT 8  | 80,000         | 80.0             | 80.0             | 80.0             | 80.0             |
| 9   | EXISTING LOT 9  | 90,000         | 90.0             | 90.0             | 90.0             | 90.0             |
| 10  | EXISTING LOT 10 | 100,000        | 100.0            | 100.0            | 100.0            | 100.0            |

WINNINGHAM, BUNDY & TICE  
ARCHITECTS, P.A.

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